



City of Santa Barbara
Airport Department

DATE: July 20, 2011
TO: Airport Commission
FROM: Karen Ramsdell, Airport Director
SUBJECT: Lease Agreement – Asplundh Tree Expert Company

RECOMMENDATION:

That Commission approve and authorize the Airport Director to execute the following month-to-month Lease Agreement with Asplundh Tree Expert Company, a Pennsylvania Corporation, for 208 square feet of office space in Building 312, Unit F, at 1503 Cecil Cook Place, at the Santa Barbara Airport, effective August 1, 2011, for a monthly rental of \$362, exclusive of utilities.

DISCUSSION:

The subject Premises is located south of Hollister Avenue in an Airport Facilities (AF) zone.

Asplundh Tree Expert Company has been a tenant in good standing at the Airport since August 1, 2003, leasing an office for dispatching and record keeping for tree-trimming company. Asplundh is a Southern California Edison subcontractor. The use conforms to existing zoning.

The proposed monthly rental is based on a rate of \$1.74 per square foot for office space, and is comparable to other buildings on the Airport for similar use and in similar condition. The current Office rate ranges from \$1.35 to \$1.85. The new rental represents a 1.5% increase over the previous year.

In addition, Asplundh will pay a proportionate share of monthly utility charges, including \$18 for water, \$18 for sewer service, \$30 for electricity, and \$10 for custodial service.

The proposed Lease Agreement has been negotiated based upon the criteria set forth in Resolution 93-127, and has been reviewed and determined to be exempt from environmental review.

PREPARED BY: Business & Property Division
ATTACHMENT: Map